

ZONING-SITE SPECIFIC RM6 (11 BLOCKS, 68 UNITS)		
REGULATION	REQUIRED	PROPOSED
LOT AREA	17200 sqm (1.72 HA)	18817.17 sqm (1.88 HA)
LOT COVERAGE (MAX)	20% (3432.00 sqm)	25.0% (4453.53 sqm)
MINIMUM GROUND COVER	20% (3432.00 sqm)	25.0% (4453.53 sqm)
LOT FRONTAGE	50.0 m	52.86 m
MINIMUM LOT DEPTH (Street Front)	43.0 m	18.24 m
MINIMUM FRONT YARD	1.00 m	2.00 m (5.00 FT)
MINIMUM SIDE YARD	0.60 m	0.54 m (1.00 FT)
MINIMUM REAR YARD	0.60 m	1.00 m (3.00 FT)
MAX. BUILDING HEIGHT	12.00 m	12.00 m
MINIMUM LANDSCAPE	485 (6225.44 sqm)	27.08 (6222.53 sqm)
PLANNING STAMP	1.0 m	1.0 m
MINIMUM PAVEMENT AREA	0.00	0.00
PARKING SPACES	2.0 SPACES PER UNIT	88 GARAGE 88 GARAGE 77 BIKES
MINIMUM PAVEMENT AREA (GARAGE AREAS)	0.00 m	10.76 (2241.08 sqm)

File No. 24
BLOCK 65 - ANCASTER WOODLANDS

1. To comply with all the conditions, covenants and agreements of the land, hereby submitted and agree without reservation.

2. To comply with all the conditions of this plan and drawings not set out to be.

3. To permit the facilities, works or matters mentioned in Section 4.1(2) of the ZONING BY-LAW of the City and through in accordance with the conditions or approval as set out in the letter of approval.

4. To ensure that the condition of the City and its (City) with the use and nature of the facilities, works or matters mentioned in Section 4.1(2) of the ZONING BY-LAW of the City and through in accordance with the conditions or approval as set out in the letter of approval.

5. To ensure that the condition of the City and its (City) with the use and nature of the facilities, works or matters mentioned in Section 4.1(2) of the ZONING BY-LAW of the City and through in accordance with the conditions or approval as set out in the letter of approval.

6. To ensure that the condition of the City and its (City) with the use and nature of the facilities, works or matters mentioned in Section 4.1(2) of the ZONING BY-LAW of the City and through in accordance with the conditions or approval as set out in the letter of approval.

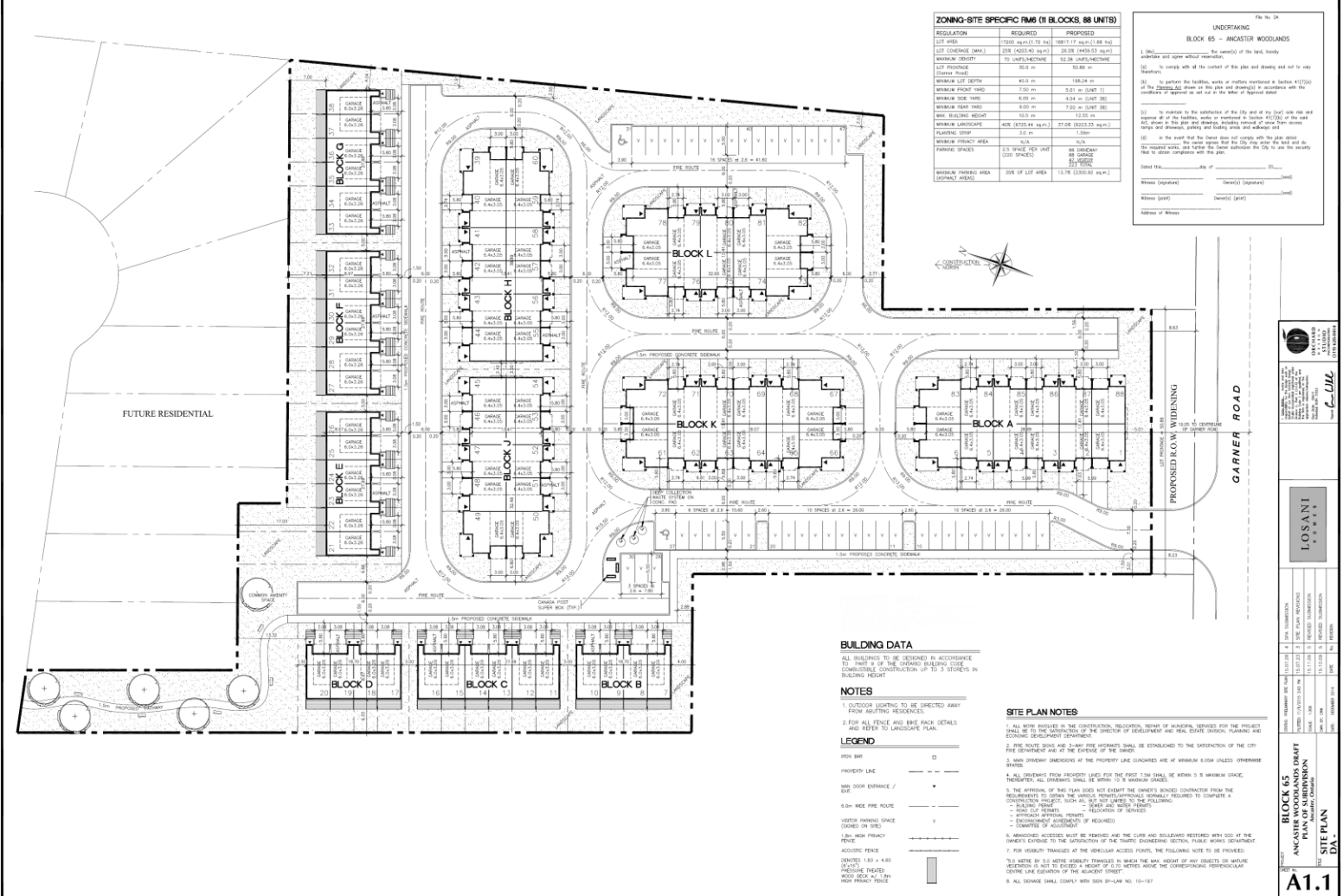
7. To ensure that the condition of the City and its (City) with the use and nature of the facilities, works or matters mentioned in Section 4.1(2) of the ZONING BY-LAW of the City and through in accordance with the conditions or approval as set out in the letter of approval.

8. To ensure that the condition of the City and its (City) with the use and nature of the facilities, works or matters mentioned in Section 4.1(2) of the ZONING BY-LAW of the City and through in accordance with the conditions or approval as set out in the letter of approval.

Address of Applicant: _____ Date: _____

Address of Applicant: _____ Date: _____

Address of Applicant: _____ Date: _____



BUILDING DATA

ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE TO PART 9 OF THE ZONING BUILDING CODE CONSISTENT CONSTRUCTION UP TO 3 STOREYS IN BUILDING HEIGHT.

- NOTES**
- OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES.
 - FOR ALL FENCE AND BIKE RACK DETAILS AND REFER TO LANDSCAPE PLAN.
- LEGEND**
- IRON SIGN
 - PROPERTY LINE
 - DOOR ENTRANCE / BIKE
 - VERTICAL PARKING SPACE (MARKED ON SITE)
 - 1.8m HIGH FRONTS
 - ACADEMIC FENCE
 - 1.80m - 4.80 (5 FT - 15 FT) PRESSURE TREATED BOYS BOARD, 1.2m HIGH PRIVATE FENCE

- SITE PLAN NOTES**
- ALL NOTES PERTAINING TO THE CONSTRUCTION, REGULATION, SERVICE OF MAINTENANCE SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF DEVELOPMENT AND REAL ESTATE (DORSEY, PLANNING AND ECONOMIC DEVELOPMENT SERVICES).
 - PIKE ROUTE DRIVE AND 2-WAY PIKE ROUTE DRIVE SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER AND ARE AT THE END OF THE DRIVE.
 - MINIMUM DIMENSIONS AT THE PROPERTY LINE DIMENSIONS ARE AT MINIMUM 6.00M UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS FROM PROPERTY LINE FOR THE FIRST 3.0M SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER ALL DIMENSIONS SHALL BE WITHIN 10% MAXIMUM GRADE.
 - THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE NECESSARY APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS ALL BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWERAGE WORKS PERMIT
 - APPROVAL FROM THE CITY
 - PLANNING APPROVAL PERMIT
 - ENGINEERING APPROVAL BY REGISTERED ENGINEER OR ARCHITECT
 - CONTRACTOR'S LIABILITY INSURANCE
 - APPROVED ACCESSIBLE MUST BE MAINTAINED AND THE CURBS AND BOLLARDS RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
 - FOR HIGHWAY TRANSPORT BY THE VEHICULAR ACCESS POINTS, THE FOLLOWING HAVE TO BE PROVIDED:
 - 7.5 METRE BY 2.0 METRE ASSEMBLY TRUCKS IN BACKWASH WASH OF ANY OBJECTS OR IMPEDERS OR OBSTRUCTIONS TO THE VEHICULAR ACCESS POINTS, THE FOLLOWING HAVE TO BE PROVIDED: CENTRE LINE ELEVATION OF THE ADJACENT STREET.
 - ALL DRIVEWAYS SHALL COMPLY WITH SOH 87-LAW 102-10-127.

A1.1

LOS ANI
LANDSCAPE ARCHITECTS

PROJECT MANAGER
MICHAEL J. BROWN
ADDRESS: 1000 S. HILL STREET, SUITE 100, ANCASTER, ONTARIO
PHONE: (905) 881-1111
WWW.LOSANI.COM

DATE PLAN
DATE: 10/15/2023
SCALE: AS SHOWN
APP: 10/15/2023

BLOCK 65 - ANCASTER WOODLANDS
PLAN OF SUBDIVISION
AMENDED, CHANGE